

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:)	CHAPTER 7
WONDALYN SHANTE BAILEY,)	CASE NO. 20-62468-SMS
Debtor.)	

S. GREGORY HAYS, Chapter 7 Trustee)	
For the Estate of Wondalyn Shante Bailey,)	
Movant,)	
v.)	CONTESTED MATTER
CARRINGTON MORTGAGE SERVICES, LLC,)	
THE FAIRWAY'S AT COTTONFIELDS)	
HOMEOWNERS ASSOCIATION, INC.,)	
HENRY COUNTY TAX COMMISSIONER,)	
WONDALYN SHANTE BAILEY,)	
Respondents.)	

NOTICE OF PLEADING, DEADLINE TO OBJECT, AND FOR HEARING

PLEASE TAKE NOTICE that on January 13, 2021, S. Gregory Hays, as Chapter 7 Trustee (“**Trustee**”) for the bankruptcy estate (the “**Bankruptcy Estate**”) of Wondalyn Shante Bailey (“**Debtor**”), filed *Trustee’s Motion for Authority to (A) Sell Property of the Bankruptcy Estate Free and Clear of All Liens, Interests, and Encumbrances and (B) Disburse Certain Proceeds at Closing* [Doc. No. 29] (the “**Sale Motion**”) and related papers with the Court, seeking, among other things, an order from the Court authorizing the sale of that certain real property known generally as 233 Long Drive, McDonough, Henry County, Georgia 30253 (the “**Property**”), pursuant to 11 U.S.C. §§ 363(b), (f), and (m), and Fed. R. Bankr. P. 2002(a)(2), 6004(a), 6004(c),

and 9014, to W. Y. International LLC (the “**Purchaser**”), “as is, where is,” for an *all-cash* sale price of \$180,000.00 (the “**Purchase Price**”), subject to bankruptcy court approval (the “**Contract**”). A true and correct copy of the Contract is attached and marked as Exhibit “A” to the Sale Motion, and incorporated herein by reference.

Trustee’s proposed Contract with an all-cash Purchase Price of \$180,000.00 (i) is the highest and best offer the Trustee has received; (ii) is subject to no contingencies whatsoever; and (iii) represents an appropriate selling price for the Property.

Trustee moves for authority to have paid at closing those liens and costs set forth in the Sale Motion. Although Trustee believes that the proposed sale is in the best interest of the Bankruptcy Estate and its creditors, Trustee invites any and all competing cash offers to be submitted in the form of an objection to the Sale Motion so long as the cash bid exceeds the present Contract by **at least \$7,000.00** and is supported by **earnest money of at least five (2%) percent of the cash bid, with no contingencies, and the ability to close within ten (10) days.**

Pursuant to General Order No. 24-2018, the Court may consider this matter without further notice or a hearing if no party in interest files a response or objection within twenty-one (21) days from the date of service of this notice. **If you object to the relief requested in the Sale Motion, you must timely file your objection with the Bankruptcy Clerk at: Bankruptcy Clerk, U.S. Bankruptcy Court, Suite 1340, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303, and serve a copy on the Trustee's attorney, Michael J. Bargar, Arnall Golden Gregory LLP, 171 17th Street, NW, Suite 2100, Atlanta, Georgia 30363, and any other appropriate persons by the objection deadline. The response or objection must explain your position and be actually received by the Bankruptcy Clerk within the required time.**

A hearing on the Sale Motion has been scheduled for **February 10, 2021 at 10:30 a.m.**, in **Courtroom 1201**, United States Courthouse, 75 Ted Turner Drive, S.W., Atlanta, Georgia. If an objection or response is timely filed and served, the hearing will proceed as scheduled. **If you do not file a response or objection within the time permitted, the Court may grant the relief requested without further notice or hearing** provided that an order approving the relief requested is entered at least one business day prior to the scheduled hearing. If no objection is timely filed, but no order is entered granting the relief requested at least one business day prior to the hearing, the hearing will be held at the time and place as scheduled.

Given the current public health crisis, hearings may be telephonic only. Please check the "Important Information Regarding Court Operations During COVID-19 Outbreak" tab at the top of the GANB Website prior to the hearing for instructions on whether to appear in person or by phone.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one.

Dated: January 13, 2021.

ARNALL GOLDEN GREGORY LLP
Attorneys for Trustee

171 17th Street, NW, Suite 2100
Atlanta, GA 30363
404-873-8500

By: /s/ Michael J. Bargar
Michael J. Bargar
Georgia Bar No. 645709
michael.bargar@agg.com

Certificate Service

I, Michael J. Bargar, certify that I am over the age of 18 and that, I served a copy of this *Notice of Pleading, Deadline to Object, and for Hearing* with adequate postage prepaid, to the following persons or entities at the addresses stated below by first class mail on Exhibit "A" attached by first class mail:

Office of the United States Trustee
362 Richard B. Russell Bldg.
75 Ted Turner Drive, SW
Atlanta, Georgia 30303

S. Gregory Hays
Hays Financial Consulting, LLC
Suite 555, 2964 Peachtree Road
Atlanta, GA 30305

Carrington Mortgage Services, LLC
c/o C T Corporation System
289 S. Culver Street
Lawrenceville, GA 30046-4805

Ray Brousseau, President
Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 110 & 200-A
Anaheim, CA 92806

Bruce Rose, CEO
Carrington Mortgage Services, Inc.
1600 South Douglass Road
Suite 110 & 200-A
Anaheim, CA 92806

Michael C. Harris
Henry County Tax Commissioner
140 Henry Parkway
McDonough, GA 30253

The Fairway's at Cottonfields
Homeowners Association, Inc.
c/o Sentry Management Inc., its R. A.
303 Corporate Center Drive, Suite 300A
Stockbridge, GA 30281

Barbara Boggess, CEO
The Fairway's at Cottonfields
Homeowners Association, Inc.
2180 West Sr. 434 Suite 5000
Longwood, FL 32779

Wondalyn Shante Bailey
233 Long Drive
McDonough, GA 30253

Eric E. Thorstenberg
Deighan Law LLC
Suite 101
333 Sandy Springs Circle
Atlanta, GA 30328

Michael Campbell
Attention: Denise Hammock
Campbell & Brannon, LLC
Attention: Denise Hammock
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342

This 12th day of January, 2021

/s/ Michael J. Bargar
Michael J. Bargar
Georgia Bar No. 645709

EXHIBIT "A" FOLLOWS

Label Matrix for local noticing

113E-1

Case 20-62468-sms

Northern District of Georgia

Atlanta

Wed Jan 13 10:32:58 EST 2021

Michael J. Bargar
Arnall Golden Gregory, LLP
Suite 2100
171 17th Street, N.W.
Atlanta, GA 30363-1031

Capital One Bank, USA, NA
Attn: Bankruptcy
Po Box 30285
Salt Lake City, UT 84130-0285

Comenity Bank/Lane Bryant
Attn: Bankruptcy
Po Box 182125
Columbus, OH 43218-2125

S. Gregory Hays
Hays Financial Consulting, LLC
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2964 Peachtree Road
Atlanta, GA 30305-4909

LoanDepot
Attn: Bankruptcy
Po Box 250009
Plano, TX 75025-0009

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Synchb/hhggreg
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Eric E. Thorstenberg
Deighan Law LLC
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333 Sandy Springs Circle
Atlanta, GA 30328-3833

Wondalyn Shante Bailey
233 Long Drive
McDonough, GA 30253-6698

Capital One Bank (USA), N.A.
4515 N Santa Fe Ave
Oklahoma City, OK 73118-7901

Carrington Mortgage Services
Attn: Bankruptcy
Po Box 3730
Anaheim, CA 92803-3730

Credit One Bank
Attn: Bankruptcy Department
Po Box 98873
Las Vegas, NV 89193-8873

Humphries & King Realty
Attn: John V. Ball
830 Glenwood Avenue
Suite 510-205
Atlanta, GA 30316-1966

Office of the United States Trustee
362 Richard Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303-3315

Quantum3 Group LLC as agent for
Comenity Bank
PO Box 788
Kirkland, WA 98083-0788

Synchrony Bank
c/o PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

United States Attorney
Northern District of Georgia
75 Ted Turner Drive SW, Suite 600
Atlanta GA 30303-3309

Barclays Bank Delaware
Attn: Bankruptcy
Po Box 8801
Wilmington, DE 19899-8801

Capital One Bank USA, NA
c/o Aldridge Pite, Haan LLP
PO Box 52815
Atlanta, GA 30355-0815

Castle Credit Co Holdings, LLC
Attn: Bankruptcy
20 N Wacker Dr, Ste 2275
Chicago, IL 60606-3096

(p)GEORGIA DEPARTMENT OF REVENUE
COMPLIANCE DIVISION
ARCS BANKRUPTCY
1800 CENTURY BLVD NE SUITE 9100
ATLANTA GA 30345-3202

I.R.S. Insolvency Unit
PO Box 7346
Philadelphia, PA 19101-7346

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

Resurgent Receivables, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

Synchrony Bank/ JC Penneys
Attn: Bankruptcy
Po B 965064
Orkando, FL 32896-5064

Wellstar Atlanta Med. Center
attn: Patient Accounts
303 Parkway Drive, NE
Atlanta, GA 30312-1212

GA Dept. of Revenue
ACCS REC Colls. Sect.
1800 Century Blvd NE # 9100
Atlanta, GA 30345

End of Label Matrix
Mailable recipients 26
Bypassed recipients 0
Total 26